

**Clark County 78th Street/WSU Property Master Planning
Sounding Board Meeting #8
January 7, 2010
Meeting Summary**

Sounding Board Members in attendance: Sharon Kenoski, area neighborhood; Mark Stephan, WSU Vancouver; Robert Freed, historic preservation; Derek Chisholm, historic preservation; Doug Ballou, Neighborhood Advisory Council of Clark County; Doug Steinbarger, WSU Extension; Bud VanCleve, NE Hazel Dell neighborhood; Florence Wager, Vancouver-Clark Parks and Recreation Commission, Sunrise O'Mahoney, Vancouver Food Coop, Ila Stanek, West Hazel Dell neighborhood/Hazel Dell Salmon Creek Business Association; Jim Youde, Clark County Food Bank and Fran Hammon, Master Gardeners.

Staff present: David Wright, Vancouver-Clark Parks and Recreation; Laura Pedersen, Clark County General Services, Mark McCauley, Clark County General Services.

Consultant staff present: Jeanne Lawson, JLA Public Involvement and Adrienne DeDona, JLA Public Involvement.

Members of the public present: Jim Martin, Beverly Doty, Kirk and Peggy Gresham, Dustin Schaerer, Jennifer Johnson, Charles Brun, Jeannie Garth, Ernie Goodrich, and Jamie Clark.

Agenda Overview and Introductions:

Jeanne kicked off the meeting with an overview of the agenda and a quick round of introductions. Jeanne explained that the purpose of the meeting is to bring the group up to speed on the planning process and introduce the draft master plan and gather feedback from the sounding board. In addition, we will also discuss new activities and developments on the site since the last meeting.

Site Updates:

Mark McCauley provided the following updates on recent programs and activities at the site:

- **Community Gardens** - Last summer there was a community garden program on the site featuring 37 gardens, including some planned for ADA use. This was a very successful program from a community involvement standpoint. Funding was available through Clark County Solid Waste for watering through a gravity system. The program was modeled after the City of Vancouver's program.
- **Food Bank** - The Food Bank harvested 50,000 lbs of carrots at the site for people in need. The Food Bank had a significant amount of volunteers harvesting carrots.
- **Terracing Demonstration** - A terracing demonstration and policulture planning program was coordinated, including many volunteers involved in maintenance.
- Both the Food Bank harvesting and Community Gardens programs will continue next year.
- **Farm and Garden Seminars** - There is an interest in using the site for farming and gardening seminars. There will be a charge to groups in order to raise funding for the property.
- **Building Renovations** –

- The historic administration building has a structural problem in the roof. This will be fixed and roof tiles will be replaced.
- Stimulus money was received by the County from the Federal Government for energy efficiency. \$430k will be allocated to the property for heating and cooling system upgrades; however any improvements must relate to energy conservation and efficiency.
- WSU Extension staff will eventually be relocated to the facility when feasible.
- Clark Public Utilities will complete an energy audit of the building. They also have a 50/50 match program for energy upgrades.
- An ADA accessibility ramp will be installed sometime this year. A CDBG grant application has been submitted to obtain funding for the ramp. If CDBG funds are not awarded, there are risk management funds reserved to construct the ramp if necessary.
- **Funding** - A budget request was submitted for the property, but it was not approved by the Commissioners.
- **Wooden Silo** - A grant was received to move the wooden silo located at 119th and 72nd Avenue. It's now at the site and stored on it's side near the back of the property. Once the location is determined for the silo, another grant will be sought after to erect it with a viewing area and cover.
- **Historic Preservation** - Jackie Camp has secured grant funds to research and survey the existing structures and the cemetery on the site.
- **Trails** – Jackie Camp is also pursuing grant funds for trails.
- **Harvest Festival** - The Clark County Historical Museum will be hosting a fall Harvest Festival at the 78th Street site this year instead of the parking lot across from the museum. 2,000 people typically attend this event annually.

Sharon suggested building a relationship with Kings in order to allow for parking for future events. Derek said that in the past, 2,000 people haven't attended at once, so parking might not be an issue. Bud suggested using C-TRAN shuttle.

Robert recommended reviewing the design for the ADA ramp with the Historic Preservation Commission. He said that the CDBG grant will require this and it might smooth the way for funding. Robert also asked about the status of the Food Bank on the site. Jeanne said that would come next on the agenda.

Jeanne commented on how the all of the updates aligned with the guiding principles for the site.

Sharon said that she was impressed with the activities taking place on the site, especially with the community gardens.

Bud added that there would be a scholarship made available by the NE Hazel Dell neighborhood association for community gardens.

Project Recap:

Mark McCauley explained that since the group last met, the Food Bank determined that it would not pursue building a warehouse on the site. He said that there was an expectation that the County would fund initial site developments necessary for building and the County does not have the funding in order to do so. Jim Youde explained that the Food Bank is now looking for a developed pad or existing warehouse and making some significant headway there. He added that the uncertainties of developing the property in a timely basis was too risky; however the carrot partnership is an example of how the Food Bank and the County will continue to work together in the future at the property.

Mark told the group that through master planning process and discussing additional/new property entrances with Transportation staff they indicated that there are plans for a 25th Street extension through to 68th Street. Since that time, staff have reviewed all the options and determined that alignment presented in the draft master plan is the most feasible option. This extension is intended to provide connectivity for the area neighborhoods.

Jeanne explained that this proposal recognizes that it's in the plans, but it does not support that it will be built. There will be a public involvement process at the time the roadway is identified to be built.

Mark said that one of the reasons for identifying this property for the road extension is because it is a single owner, vs. a number of private owners.

Doug Ballou said that if nothing is developed on the site, a road is not required. He added that the County has to play by the same rules as the development community and if there are ways to minimize the requirements for circulation, the by all means, that should be done.

Mark explained that Clark Public Utilities is looking to build a water tank on the site for the local community. It would be a 60 foot high tower. There are currently three wells on the site – two for the site and one for Clark Public Utilities. Clark County hasn't approved this proposal currently and if they do, the County will be able to put conditions on the aesthetic quality of the tower.

Laura reviewed the concept planning process and explained that this involved an 18 month process, including extensive public outreach. During this process, a number of elements and uses were identified for the property. This plan was completed in September of 2009 and will serve as the framework for the development of the master plan.

Master Plan Overview:

David Wright presented the draft master plan and explained how it incorporated the following elements:

- 1. *Developed areas to the north***
- 2. *Agricultural areas in the center***
- 3. *Park areas to the south***

Other influences affecting the master plan are natural systems, historic uses, existing uses and new elements.

- **Natural systems** – Natural systems including the views, elevation, north and south slopes, and habitat areas (forested areas and wetlands). The wetlands impact the site although they are low-grade wetlands. It is anticipated the wetlands will be enhanced in creative ways. In the case that the road is constructed, the wetlands will be impacted. Other opportunities for the wetlands are education and demonstration activities similar to those at Burnt Bridge Creek.
- **Historic Preservation** - From a historical standpoint, there is a fantastic opportunity to interpret some of the things that have taken place in the property's history. Historic interpretation might not be the central focus of the site, but it is a great backbone to build from. There is a terminus on the interpretive trail at the cemetery.
- **Existing Uses** – The current uses at the site include an organic farming area, community gardens, greenhouses, and the administration building. Development is proposed to radiate out from the administration building out to the rest of the site; moving from historic to new elements. There is a future multi-use building planned for the northeast corner of the site that could be a future site specific restaurant with sustainable elements.
- **Agricultural Areas** – The agricultural/farming areas of the site will be the main focus and will include a trail/pathway system to be used for maintenance access and interpretation of historic elements. The grid system represents areas for paths for various agricultural plots. The public will not be allowed to drive on these paths. The main vehicular entrance will be improved and enhanced. A gravel path will be multi-use and will be ADA compliant. Site paths will be limited to property maintenance and emergency vehicles as necessary.
- **New elements** – The greenhouses will be relocated. Parking will be added (100 plus parking stalls). An enhanced site entrance will be built. The silo will be installed and interpretation and demonstration areas will be developed. An outdoor classroom area will be built near the mitigated wetland areas. Pedestrian/bike trails will be added. Maintenance and equipment shelters will be moved to a central location on the site. Master gardening areas will be a part of the agricultural space. The Living Farm will be built and will involve sustainable building and farming practices as a community demonstration project for learning opportunities. A viewpoint shelter will be built with views of the area mountains.
- **Park Areas** – It is proposed that a land swap will occur; moving 6 acres of parkland from the north of Hazel Dell Park to the west side of the park. Future community center space with undetermined programming and parking is proposed for this area. This will serve as a placeholder in this plan for future parkland and will go through a separate planning process to determine programming, parking and facilities. The area may be used for agricultural activities in the meantime. Surface water facilities will be required for development.

Group discussion:

The group discussed the draft master plan elements and raised the following concerns to be considered by the project team:

- **Trail Access** - Sharon commented that there should be trail access from Hazel Dell Park to the site. Laura indicated that the existing fencing around the park is likely to be removed. This change will be reflected somehow on the master plan in the future. Robert raised a question about the trails and how they will be controlled (i.e. separate paths for bikes and walkers).

Sharon said that the trails should be considered multi-generational. Signage can be used to direct bikes and walkers. Sharon asked about the BPA trail being connected to Hazel Dell Park.

- **Sustainable materials** - Derek noted that the Historic Preservation Commission reviewed decomposed granite for paths. This material was recently used on the Historic Reserve. Robert asked if decomposed granite would be used for parking. Laura indicated that permeable, sustainable materials will be used as much as possible.
- **Stormwater Facilities** - Sharon also raised a concern about mosquitoes in reference to the stormwater facilities. Laura suggested removing the surface water graphic from drawing.
- **Water Tower** - Sharon raised a concern about the location of the water tower. Ila said that it smacks of not fitting in. She felt the buildings on the site must be historically appropriate. The visual impact and overall aesthetics for the property should be considered. If innovative and sustainable, then it might fit within the guiding principles. It was requested that there be minimal impacts to the property regarding the water tower.
- **Safety** - Fran Hammond (alternate for Nancy Funk) raised the question/concern about security at the site.
- **Historic preservation** - Robert raised some questions about the living farm and the historic buildings east of the administrative building (i.e. were these buildings intentionally dropped from the plans). Robert suggested using existing, historic structures to be adapted and reused for the living farm and other uses.
- **Education Facilities** - Mark Stephan commented that the entire property has educational elements; however, in bad weather conditions, where will there be facilities/places for education? Will there be a roof on the outdoor classroom, etc. He requested that there be consideration for education facilities on bad weather days.

Site management:

Mark McCauley explained that staff have discussed and reviewed a number of options for the long-term management of site and what Commissioner Boldt determined was that there should be County Management with volunteer oversight. This volunteer group will be appointed through an open application process and will advise on future programming and uses. A partnership will be established with a non-profit entity for fundraising and donations. The intent for the volunteer group is to bring together subject matter expertise for advice and oversight. The sounding board will be notified when applications are available.

Public outreach and Next Steps:

Adrienne reviewed the following public outreach efforts that will be underway in the coming weeks:

- **Site Naming** – an online survey will be conducted to assist with narrowing the proposed names for the site. Possible site names include:
 - Garden Park
 - 78th Street Farm
 - Heritage Farm
 - Center for Sustainable Agriculture at Hazel Dell Farm

- **Open House** – a public open house will be held to present the draft master plan and solicit feedback on the plan and possible names for the site.
- **Presentations to Community Groups** – Presentations will be made to Three Creeks and the Planning Commission prior to a public hearing with the Clark County Board of Commissioners.

Public comments:

The following public comments were provided at the meeting:

- Charles Brun suggested using the greenhouse complex as a learning area/quasi-classroom in connection with a headhouse.
- Ernie Goodrich asked about the timeframe for completion of elements on the site. Mark responded that the plan is to pursue grants and donations.
- Charles Brun commented that the living farm is proposed to be on wet ground. He said there was no loss of good agricultural space there. It would be a good place for a living history farm; however it will be difficult to grow perennials, but will be ok for annuals.
- Jamie Clark said that two acres is a small plot for farming when 5 acres is the standard in Clark County. He said that he didn't like the grid system since it's not flat ground and that the buildings should be optimized for solar opportunities. He requested if there had been a feasibility study for the 25th Street road extension? Mark replied that Transportation has done four models/studies.
- Beverly Doty, permaculturist, commented that she demonstrates permaculture on her 110 foot lot four times a year. She suggested using the Community Foundation for a fundraising/donation organization. Beverly also suggested moving the living farm to a more suitable location for community farming demonstrations.
- Peggy Gresham said that 4-H has participated in the Harvest Festival in past years, including brining animals and trailers. She requested this be considered for this year's event. Mark responded that parking would be available for them.
- Jamie Clark said that the viewpoint location was good for territorial views, but there are other, better mountain views.

Wrap up:

Jeanne wrapped up the meeting and explained that this would be the last meeting of the sounding board. She reiterated there would be additional public process as part of this project with additional opportunities for input.

Derek asked if there will be modification to the plans based on the feedback from the sounding board. Mark said there will be some changes/considerations made.

Meeting Adjourned:

The meeting adjourned at approximately 8:30 p.m.